

058.C

0001

05250

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

385,500 / 385,500

USE VALUE:

385,500 / 385,500

ASSESSED:

385,500 / 385,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

## OWNERSHIP

Unit #: 525

Owner 1: LYONS JACQUELINE

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #525

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: LYONS JACQUELINE &amp; -

Owner 2: DEROCHE JAMES H &amp; FRANK J -

Street 1: 1 WATERMILL PLACE #525

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6040																	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	385,500			385,500		
							153997
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17



**Patriot Properties Inc.**  
USER DEFINED

Prior Id # 1:	153997
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:05:59
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID 058.C-0001-0525.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	375,300	0	.	.	375,300	375,300	Year End Roll	12/18/2019
2019	102	FV	352,500	0	.	.	352,500	352,500	Year End Roll	1/3/2019
2018	102	FV	296,300	0	.	.	296,300	296,300	Year End Roll	12/20/2017
2017	102	FV	277,600	0	.	.	277,600	277,600	Year End Roll	1/3/2017
2016	102	FV	277,600	0	.	.	277,600	277,600	Year End	1/4/2016
2015	102	FV	253,200	0	.	.	253,200	253,200	Year End Roll	12/11/2014
2014	102	FV	236,400	0	.	.	236,400	236,400	Year End Roll	12/16/2013
2013	102	FV	236,400	0	.	.	236,400	236,400		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEROCHE JAMES H	60204-116		10/9/2012	Convenience	5,000	No	No		
DEROCHE FRANCIS	60204-114		10/9/2012	Convenience	1	No	No		
DE ROCHE JEAN M	51141-245		5/6/2008	Family	1	No	No	Jean DeRoche dod 12/18/09	
ALLEN DONALD K	23345-290		6/24/1993		145,000	No	No	Y	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017								
5/6/2000								

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall: 6	- Stucco			OthrFix:	Rating:														
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: 1	- 1 Bed			Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1988	Eff Yr Blt:			Location: F	- Front			Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct:	Fact: .			Floor: 5	- 5th Floor			Totals				RMs: 3	BRs: 1	Baths: 2	HB				
Const Mod:				% Own: 0.904900014															
Lump Sum Adj:				Name: 25	- 6040														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD	- Good			14. %	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 1	- Drywall			Functional:				%	Interior:				1	3	1	0			
Sec Int Wall:				Economic:				%	Additions:										
Partition: T	- Typical			Special:				%	Kitchen:										
Prim Floors: 4	- Carpet			Override:				%	Baths:										
Sec Floors:				Total:	14.9 %				Plumbing:										
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>					Electric:										
Subfloor:				Basic \$ / SQ: 320.00	<b>COMPARABLE SALES</b>				Heating:										
Bsmnt Gar: 1				Size Adj.: 1.27319586					General:										
Electric: 3	- Typical			Const Adj.: 0.78125376															
Insulation: 2	- Typical			Adj \$ / SQ: 318.300															
Int vs Ext: S				Other Features: 45272															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 453023															
% Com Wall	% Sprinkled:			Depreciation: 67500															
				Deprecated Total: 385522															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val											
Make: [ ] Model: [ ]																			
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:				Before Depr:	493.37										
				Special Features:	0			Val/Su Net:	496.78										
				Final Total:	385500			Val/Su SzAd:	496.78										
<b>PARCEL ID</b> 058.C-0001-0525.0																			
<b>SKETCH</b>																			
<b>REMODELING</b>																			
<b>RES BREAKDOWN</b>																			
<b>SUB AREA</b>																			
<b>SUB AREA DETAIL</b>																			
<b>IMAGE</b>																			
<b>AssessPro Patriot Properties, Inc</b>																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:							Total:							